



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

Meeting Notes for Monday, October 5, 2015 5:30 – 8:07 PM

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Barbara Saperstone, Waterford Place
Nina Randolph, Founders Park
Austin Flajser, Carr Hospitality
Charlotte Hall, Chamber of Commerce

Staff Members in Attendance:

Pete Mensinger, Special Projects Manager, Code Administration
Daphne Kott, Civil Engineer, DPI
Emilio Pundavela, Civil Engineer, Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities
Lisa Jaatinen, Civil Engineer, Infrastructure ROW, T&ES
Bill Skrabak, Deputy Director, T&ES

1. **Acceptance of September 8th Meeting Notes**
 - Mr. Bordner asked if there were any changes to the meeting notes. No changes were noted and the meeting notes were adopted as presented.
2. **Construction Schedule Updates on Waterfront Projects**
 - Staff provided an update on various projects as follows:
 - **ODBC:** It was reported that the City was expecting a third submission of the final site plan with an estimated date of site plan approval at the end of this year or early next year.
 - **Robinson Terminal South:** It was reported that Robinson South has completed the review of the second final site plan. A third submission is expected toward the end of October.

- **Robinson Terminal North:** It was reported that this case is scheduled for public hearings on October 8th for the Planning Commission and October 17th before City Council.
- **Windmill Hill Park Shoreline Rehabilitation:** Staff informed the group that the work on the park should begin next July.
- **Indigo Hotel:** Pete Mensinger reported that dewatering operations continue as work progresses on the utility trenches. Foundation to Grade Permit (parking structure) has been issued though awaiting additional information on the Sheeting and Shoring Permit prior to release (possibly next week). MEP's (Trades) are under review for the 5-story hotel above.

3. **Carr/Indigo Hotel Update:**

- A presentation was made by John Hicks with ECS with regard to seismic movement. The consultants explained that they are using best practices in employing the seismic monitoring. Four monitoring locations have been established which include:
 - 211 The Strand
 - 101 Duke Street
 - 2 Duke Street
 - The corner of Duke Street & South Union Street.
- ECS noted that even in the best circumstances some vibration is to be expected during construction and that the purposes of the monitoring devices is to identify and vibration activity that may exceed acceptable levels that could lead to causing cracks and other related damage. Mr. Hicks also noted that 0.25 in/sec is the established threshold for historical buildings.
- In response to a question, Carr will provide a less technical bulletin describing the process that could be posted on the City website.
- Carr reported that they will send out an update on the project status next week and will plan to send out the updates every two weeks.

4. **Construction Issues**

- **Call/Click/Connect:** Pete Mensinger reminded everyone of this process as being primary venue available to register complaints and concern about construction in the waterfront area. He noted that to date 35 complaints have come through call/click/connect. All but 8 have been addressed and of the 8 four had just come in today and are being processed. Pete also reported that if there is an emergency issue that the Police Department should be called. He noted that the police will not enforce civil penalties related to SUP/DSUP conditions as those are enforced by other departments.
- **Pest Control:** The Health Department is monitoring the site to ensure that the required pest control is working properly.
- **Air Quality:** Fugitive dust is being monitored by two T&ES inspectors. The contractor will be reminded to water down the site if fugitive dust is visible. A certified land disturber is also required to be on-site to monitor

dust. It was reported that T&ES Inspector, Bob Kirk has been on-site for eight hour days monitoring the construction activities.

- **Dewatering Process:** Mike Wilson of Carr Properties reported on this issue. He noted that Carr is operating under a permit issued by AlexRenew which will allow them to implement the dewatering process as needed.
- **Construction Worker Parking:** Pete noted that the City is aware of the issue of construction workers parking on the street. Staff has reported this to Carr properties and a Zoning Inspector is monitoring this issue.
- **Haul Routes:** Bert Ely noted several issues related to the haul route signage. He stated that the signs are difficult to read and are not consistent. Carr responded that they will address these issues. As part of this discussion and in response to a question, staff explained that not all trucks are subject to a hauling permit. Permits are issued only to contractors making five or more trips to the site.
- **Staging:** Barbara reported seeing a truck parked for about two hours on Duke Street waiting to access the construction site. Staff and Carr noted this issue.

5. **Police Department – Traffic Division**

- Cpt. Mammarella, Lt Newcomb and Lt Kochis of the Police Department were present at the meeting. They reported that they field many calls through several venues including call/click/connect. As a result of the complaints coming in the Department will increase their motorcycle patrols of the area.
- The Police reported that they do not enforce civil violations as they can only enforce traffic offense violations. Zoning violations should be sent through Emilio Pundavela.
- The Police have been monitoring the haul routes since Labor Day. They reported that to date not haul route violations have been observed. Parking enforcement has also increased in the area.

6. **Lessons Learned**

- Haul route signage legibility needs to be improved.
- Haul route violation standards for citations needs to be reviewed.
- Place “Open for Business” signs for nearby local businesses near and around The Strand.
- Monitor truck idling.
- Provide Saturday enforcement.
- Lighting needed in the area of the construction site as the area is very dark.
- Monitor litter in and around the construction site.

7. **Next Steps / Action Items**

1. Ah Hoc Group to draft and send a letter to the Planning Commission regarding the desire to add conditions about haul route signage and citations.
2. Place Action Items from previous meetings at the top of the next meeting agenda.
3. Post the “Vibrations for Dummies” information on the website.

4. Have Carr post their pile driving process on the webpage.
 5. T&ES to review haul route signage.
 6. Readdress the issue of limiting the hours of haul route useage with regard to school times.
8. **Next Meeting:**
- October 15, 2015 9:30am. Meet at 205 The Strand for a construction update and tour.
 - November 2, 2015 5:30pm
9. **Meeting adjourned at 8:07pm.**
10. **Making Complaints**
- Call the HELP line: **703.746.HELP** or use the City's ***call.click.connect*** link on the main City webpage.
 - Contact: Emilio Pundavela P.E., **571.221.8309** or via email at: **Emilio.Pundavela@alexandriava.gov**